



**ఆంధ్రప్రదేశ్ రాజ పత్రము**  
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**G.746**

**NOTIFICATIONS BY GOVERNMENT**

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT  
(H2)**

RAJAMAHENDRAVARAM URBAN DEVELOPMENT AUTHORITY (RUDA),  
RAJAMAHENDRAVARAM (U) - CHANGE OF LAND USE FROM PARTLY COMMERCIAL  
USE AND PARTLY PUBLIC AND SEMI PUBLIC LAND USE TO MIXED LAND USE TO AN  
EXTENT OF AC.0.90 CENTS IN R.S.NO.425/2B/P OF RAJAMAHENDRAVARAM(U)

*[Memo No.1298838/H2/2020, Municipal Administration & Urban Development (H2) Department,  
18<sup>th</sup> June, 2022]*

**APPENDIX**  
**NOTIFICATION**

The following draft variation to the Rajamahendravaram General Town Planning Scheme, the Master Plan sanctioned in G.O.Ms.No.289, MA., dated:26.07.2017 and proposed to make in exercise of the powers conferred by Section-15 of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 (AP Act No.5 of 2016).

Notice is hereby given that the draft will be taken into consideration after the expiry of fifteen (15) days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions received with respect there-to before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Special Chief Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Velagapudi.

**DRAFT VARIATION**

The site in T.S.No.425/2B/P, at Opp. ITC, NH-16, Rajamahendravaram Municipal Corporation to an extent of Ac.0.90 cents and the boundaries of which are shown in the schedule hereunder and which is earmarked for partly Commercial and partly Public and Semi Public use in the General Town Planning Scheme (Master plan) of Rajamahendravaram sanctioned in G.O.Ms.No.289, MA., Dated:26.07.2017 is now proposed to be designated for Mixed use by variation of change of land use as marked "A, B, C, D" (Mixed Use) in the revised part proposed land use map G.T.P. No.01/2022/RUDA available in the Municipal Office, Rajamahendravaram, **subject to the following conditions that:**

1. Handing over the site affected in road widening to the local body through registered gift deed at free of cost.
2. The applicants have to obtain building approvals from the competent authority duly handing over the site affected in Master Plan road widening to the local body at free of cost through registered gift deed.
3. The applicant shall obtain prior technical competent authority before commencement of any development activity in the site under reference.
4. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
5. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
6. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. The change of land use shall not be used as the proof of any title of the land.
8. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. Any other conditions as may be imposed by the competent authority.

**SCHEDULE OF BOUNDARIES**

North	:	Land in R.S.No.422
East	:	Land in R.S.No.424
South	:	Remaining Land in Sy.No.425/2
West	:	NH-16 Road.

Y. SRILAKSHMI  
SPECIAL CHIEF SECRETARY TO GOVERNMENT